

Specifications – The Houses

Beautiful, high specification family homes, built to last a lifetime

Kitchens and Utility rooms

- *MacKintosh* kitchen furniture, handleless, modern or shaker doors in natural tones with oak interiors.
- 20mm quartz work surfaces and upstands and splashbacks to hobs.
- Fully integrated *Bosch* appliance package. *Rangemaster* cooker (house 4 only)
- Wine cooler, pull out corner units, pull out recycling units.
- *Blanco* undermounted sink and *Blanco* tap with pullout.

Bathrooms and Ensuites

- *Laufen* sanitaryware and *Hansgrohe* or *Grohe* brassware.
- Wall-hung vanity drawer units in main bathrooms.
- Natural stone effect porcelain tiles.
- Large, walk-in shower enclosures.
- Electric chrome towel warmers.

Mechanical and Electrical

- *Mitsubishi 'Eco Dan'* air source heat pump system.
- Wet underfloor heating system to ground floors, with local thermostatic control.
- Traditional steel panel radiators to first floors, with thermostatic control.
- Unvented hot water cylinder.
- BT & TV points in reception rooms, kitchen and bedrooms.
- Mains-linked smoke and heat detection.
- Low energy, dimmable LED downlights in kitchens and bathrooms.
- 5 amp lighting circuits in living spaces (for standard lamps and table lamps).
- Polished stainless steel switch plates in kitchens.
- Intruder alarms to ground floors.

Internal Fixtures and Fittings

- Contemporary carpeted timber stair, square white painted timber balustrading and solid, white oak newel posts, caps and handrails.

- Vertical plank oak finished doors with contemporary, high quality chrome lever furniture.
- Built in wardrobes with high level shelf, chrome hanging rail and carpeted floor. Hinged or sliding doors depending on location.
- Contemporary woodburning stove in living room.

Flooring

- 'Whitewashed oak' engineered floor board in living rooms and study.
- Natural stone effect porcelain tiles in bathrooms and ensuites.
- Large format porcelain tiles in hall, reception rooms, kitchen, utility room, boot room and WC.
- Carpets in all bedrooms, staircase and landings. 40oz, 80/20% British made wool twist, in natural tones.

External Finishes

- High quality Danish, factory finished, double glazed timber doors, windows and bi-fold patio doors, with frames in off white and trickle ventilators where required. Integral locking mechanisms and satin stainless steel ironmongery.
- Lead covered dormers and porches.
- Weathered red clay roof tiles.
- Natural sandstone patios and paths.
- External power point and tap.
- External lighting to entrance porches and patios.

Parking Areas

- Traditionally designed, oak-framed, timber clad car parking structure with feather-edged boarding and clay tiled roof for Houses 4 & 5.
- Exterior lighting.
- Power points suitable for future electric vehicle charging points, for connection by owners.

Warranty

10-year *Premier* guarantee.

Pictures show interiors of 1 Halliday Lane

premier
guarantee



Specifications may be subject to minor amendment during the project.